

RECORD OF PROCEEDINGS

Minutes of Meeting

Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 6:30 p.m. at the Fire Station, 9500 Johnstown Road, New Albany, OH 43054.

Mr. Ferguson called the meeting to order. Mr. Ferguson led the Trustees in the Pledge of Allegiance to the flag.

Roll Call: Members Present: Dave Ferguson, Kerri Mollard, and Jill Beckett-Hill. Others present: Fiscal Officer Bud Zappitelli, Township Administrator Ben Collins, Chief Connor, Assistant Chief Ecleberry, Finance Officer Courtney Rogers. Visitors present: Dave Wharton, Frank Weaver, Carlo Burns, Phil Riazzi, Tedd Hardesty, Scott Dodson, Adam Hill and Sam Hill.

SWEARING IN OF ELECTED OFFICIAL

Ms. Beckett-Hill was sworn in by Ms. Mollard.

ELECTION OF 2024 OFFICERS

Ms. Mollard made a motion to appoint Kerri Mollard as Chair and Jill Beckett-Hill as Vice Chair. Ms. Beckett-Hill seconded the motion. Vote: Ms. Mollard and Ms. Beckett-Hill – Aye, Mr. Ferguson - No. (Resolution 24011001)

ADDITIONS OR CORRECTIONS TO THE AGENDA

Ms. Rogers added Resolution B1. Mr. Collins added Resolution A7. Mr. Ferguson requested an Executive Session for purposes of compensation after the Parks update. Ms. Mollard moved the citizens' comments to after the Parks update and before the Executive session.

PAYMENT OF THE BILLS

Ms. Mollard made a motion to pay the pending warrants in the amount of \$606,684.30. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 24011002)

APPROVAL OF MINUTES

Ms. Mollard made a motion to table the December 4, 2023 Board of Trustees Special Meeting minutes. Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 24011003)

Ms. Beckett-Hill made a motion to approve the December 6, 2023 Board of Trustees Special Meeting minutes. Ms. Mollard seconded the motion. Vote: All Aye. (Resolution 24011004)

Ms. Beckett-Hill made a motion to approve the December 6, 2023 Board of Trustees Meeting minutes. Ms. Mollard seconded the motion. Vote: All Aye. (Resolution 24011005)

Mr. Ferguson made a motion to approve the December 12, 2023 Board of Trustees Special Meeting minutes. Ms. Mollard seconded the motion. Vote: All Aye. (Resolution 24011006)

Ms. Mollard made a motion to approve the December 27, 2023 Board of Trustees Special Meeting minutes. Ms. Beckett-Hill seconded the motion. Vote: All Aye, Mr. Ferguson abstained. (Resolution 24011007)

NEW ALBANY PARKS AND RECREATION

Dave Wharton presented the current architectural renderings of the new Fieldhouse. They are expecting to break ground this summer and construction should take approximately 14 months. NA Parks is currently working on increasing staff and reaching out to companies for partnerships.

The Fieldhouse is a three-building complex which will house turf athletic fields, hard surfaces for tennis, basketball, and track and a community space with meeting rooms, games rooms, and a roof top deck. There will not be a pool or free weights. There will be approximately 300 parking spaces. The plan is currently just above \$45 Million.

EXECUTIVE SESSION

Mr. Ferguson made a motion to adjourn into executive session at 7:29 p.m. pursuant to Ohio Revised Code 121.22 (G)(1) for compensation. Ms. Beckett-Hill seconded the motion. Vote: All Aye

Mr. Zappitelli and Mr. Collins attended the Executive Session.

Ms. Mollard made a motion to close out of executive session at 7:50 p.m. Mr. Ferguson seconded the motion. Vote: All Aye

ADMINISTRATOR

Mr. Collins reported that the HRA program has transitioned to iSolved. The 2023 costs were \$188,000, averaging \$3300/employee.

The Franklin County Engineers estimate for the Clouse Road project was \$450,000, with OPWC awarding \$153,000. The project is at 60% design and the most recent cost estimate came back at \$626,000 but the Franklin County Engineer's office is hoping it is a mistake in one of the cost components.

The pool slide tower project is moving forward and they are issuing construction bonds. There is a 30% initial deposit required by Whitewater. Construction is expected to take 3 weeks after Labor Day 2024. Mr. Collins had applied to the Ohio House of Representatives for a state

Capital grant for the slide tower but they are not awarding the grant until next spring so Mr. Collins does not think that this will qualify. He will look for another project.

The Franklin County Soil and Water agreement increased \$500. The increase is attributable to the number of inspections they completed on behalf of the Township. They also offer a \$50 incentive for the Backyard Conservation Native Plant Program.

Mr. Collins would like to participate in the OTA Coalition for Large Townships. He believes Plain Township has some common interests and would like to see if there is any value for the Township.

The McCoy Center Capital Replacement Fund increased \$500 this year.

Mr. Collins is also gathering information on local pool rates for 2024. He will present options to the Board at a later meeting.

Mr. Ferguson made a Motion to pass Resolution No. 240110A1. Be it resolved: To set the 2024 mileage reimbursement rate at \$0.67 in accordance with IRS allowances and any subsequent changes thereto. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

Ms. Beckett-Hill made a Motion to pass Resolution No. 240110A2.

WHEREAS, Ohio Revised Code § 510.707 authorizes a board of township trustees to appropriate from the township general revenue fund moneys not appropriated for any other purpose to an organization that the board determines serves a community purpose and that is exempt from federal taxation under subsection 501(a) and described in subsection 501(c)(3) of the "Internal Revenue Code of 1986," 100 Stat. 2085, 26 U.S.C. 1, as amended; and

WHEREAS, Plain Township has entered into the Second Amended and Restated Joint Operating Agreement for the New Albany Community Arts Center (hereinafter referred to as the "Operating Agreement"), which provide in Section 8.3 that each Owner shall annually deposit in the same proportion as their ownership provided in Section 3.2 the dollar amount necessary to fund the Capital Repair and Replacement Fund of the McCoy Center for the Arts; and

WHEREAS, Section 8.3 of the Operating Agreement provides that the Capital Repairs and Replacements funding from each owner will be deposited into a separate Capital Repair and Replacement Account maintained and managed by the New Albany Community Foundation; and

WHEREAS, in accordance with Section 6.6 of the Operating Agreement, the Board of Education of the New Albany - Plain Local School District has, in cooperation and consultation with the City, the Township, the community Foundation and the Board of Directors, prepared a Five-Year Capital Repairs, Replacements, and Improvement Plan, which includes, by category, budgeting for Capital Repairs/Replacements and for Capital Additions or Improvements; and

WHEREAS, the Owners have reviewed and approved the Five-Year Capital Repairs, Replacements, and Improvement Plan as presented.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAIN TOWNSHIP BOARD OF TRUSTEES, FRANKLIN COUNTY, OHIO:

Section 1. That the New Albany Community Foundation is determined to be an organization that serves a community purpose and is exempt from federal taxation under subsection 501(a) and described in subsection 501(c)(3) of the Internal Revenue Code of 1986, as amended; and

Section 2. That the funds contributed to the New Albany Community Foundation for the Capital Repairs/Replacements of the McCoy Center for the Arts will serve a community purpose; and

Section 3. That the amount of \$29,495 be set aside and paid to the New Albany Community Foundation from fund 1000-610-58003 (NA Comm Fdn-Perf.Arts-Capital Fund Donation), for the purpose of funding Plain Township's proportionate share of the McCoy Center for the Arts Capital Repairs and Replacements according to Section 8.3 of the Second Amended and Restated Joint Operating Agreement for the New Albany Community Arts Center.

Section 4. That this Board of Trustees finds and determines that all formal actions of this Board concerning this legislation were taken in an open meeting of this Board, all in compliance with Ohio law including Section 121.22 of the Ohio Revised Code.

Section 5. That this Resolution is declared to be in full force and effect from and after the earliest period allowed by law.

Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Mollard made a Motion to pass Resolution No. 240110A3. Be it resolved, that the Plain Township Board of Trustees hereby designates the township administrator as the board's designee for public records and open meetings training in compliance with Ohio Revised Code § 109.43. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

Ms. Mollard made a Motion to pass Resolution No. 240110A4. Be it resolved, that the Board of Trustees hereby approves an intergovernmental agreement with the Franklin Soil and Water Conservation District for the provision of technical and educational services for the calendar year 2024 as detailed in the attached agreement, in order to comply with the National Pollutant Discharge Elimination System permit then in effect, and authorizes the township administrator to execute this agreement for and on behalf of the Board of Trustees of Plain Township and to authorize payment to the Franklin Soil and Water Conservation District for the 2024 calendar year in the amount of \$2,670 and up to an

additional \$500 in resident incentives, to be paid out of fund 1000-110-53060 (General – Contractual Services). Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

Mr. Ferguson made a Motion to pass Resolution No. 240110A5.

WHEREAS, Section 505.241 of the Ohio Revised Code grants the authority to a board of township trustees to authorize its elected officers to join an association or nonprofit organization formed for the improvement of township government; and

WHEREAS, Section 505.241 of the Ohio Revised Code further grants the authority to a board of township trustees to appropriate from its general fund an amount sufficient to pay the dues, subscription costs, or membership charges of such association or nonprofit organization; and

WHEREAS, the Coalition of Large Ohio Urban Townships (hereinafter referred to as CLOUT), which is part of the Ohio Township Association, qualifies as an association or nonprofit organization formed for the improvement of township government within the meaning of Section 505.241 of the Ohio Revised Code; and

WHEREAS, Plain Township is eligible to be a member of CLOUT based on its 2024 certified budget of \$16,848,495; and

WHEREAS, the Board desires to participate as members of CLOUT;

NOW THEREFORE BE IT RESOLVED THAT the Board of Township Trustees of Plain Township, Franklin County, Ohio hereby authorizes Plain Township to become a member of CLOUT, as part of the Ohio Township Association, and to pay the \$200 annual CLOUT membership dues.

Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

Ms. Beckett-Hill made a Motion to pass Resolution No. 240110A6. Be it Resolved to approve a 3.5 % wage increase for all township employees beginning with the first pay period that begins in 2024. Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Mollard made a Motion to pass Resolution No. 240110A6.

WHEREAS, MARY LIGHTBODY has been a resident of unincorporated Plain Township since 1999; and

WHEREAS, MARY LIGHTBODY was elected to the Ohio House of Representatives in November 2018 representing Plain Township and New Albany; and

WHEREAS, MARY LIGHTBODY has supported and advocated for Plain Township and its residents as a State Representative; and

WHEREAS, MARY LIGHTBODY has worked to support the priorities and objectives of Plain Township and its board of trustees;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES, PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO:

That Plain Township Trustees Dave Ferguson, Kerri Mollard, and Jill Beckett-Hill would like to extend their thanks and appreciation to State Representative Mary Lightbody on behalf of the Township and residents for her advocacy and support of Plain Township and the entire community.

Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

ZONING

Mr. Collins reported that there was no opposition to a variance request for a detached garage on Bevelhymer Road.

Rick Otton from Clouse Road reached out and expressed interest in serving on the Zoning Commission. Richard Martin will serve as the BZA alternate.

Mr. Ferguson made a Motion to pass Resolution No. 240110Z1. Be it resolved, that the Plain Township Board of Trustees hereby re-appoints Richard Martin, a resident of the unincorporated territory of Plain Township, to serve as an alternate on the Board of Zoning Appeals for a term ending on December 31, 2024. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

ROAD/MAINTENANCE

Mr. Pharris was not in attendance, but he did submit a Maintenance report. The Township used 57 tons of road salt in 2023. Staff are currently working on repairing the Fire Station rotunda and checking on the pool. All wiper blades have been replaced on the trucks. The cab for the Gator is being shipped this week.

Ms. Beckett-Hill made a Motion to pass Resolution No. 240110M1. Be it resolved, to pay TruGreen Commercial Services of 461 Enterprise Drive, Lewis center, Ohio 43035 up to \$8,847.62 for lawn treatment and fertilization for 2024 to include services for the following facilities:

Maplewood Cemetery: \$6,216.18 (2041-410-58099) Cemetery-Other Expenses

Fire Station: \$1,654.58 (2111-220-58099) Fire District-Other Expenses-Misc

Aquatic Center: \$976.86 (2171-610-58099) Pool-Other Expenses

TruGreen Commercial Services

461 Enterprise Drive

Lewis Center, Ohio 43035

Ms. Mollard seconded the Motion. Vote: All Aye.

FIRE DEPARTMENT

Chief Connor reported that 2023 runs were flat over 2022. Four interns were promoted to Part-Time. Chief Connor is trying to get the Fire Station voting location changed to a different location. He feels that it is disruptive and has communicated this to the Board of Elections. Chief Connor was told that it is too close to the Primary to change but that the location will be changed for the General Election.

Chief requested a date for another Strategic Plan workshop with the Trustees. It was decided to do this during the Regular Board meeting on February 7, 2024.

The Fire department is having weekly meetings with ImageTrend to work on the implementation.

The Fire Department received the Safety Trailer back and the Chief would like to look into selling it.

Chief Ecleberry reported on a Fire the previous night on Tippet Road. It is believed that it started at an electric vent fan in the bathroom. The fire was mostly contained to the bathroom but it did do some damage in the attic. Harlem, Monroe, Mifflin, and Jefferson Townships all responded, as well as the City of Westerville.

Mr. Ferguson made a Motion to pass Resolution No. 240110F1. Be it Resolved, that the Board of Trustees hereby adopts the attached job description for the full-time position of Fire Marshal with a minimum pay equal to the lieutenant 40-hour rate and a maximum pay equal to the captain 40-hour pay rate. Ms. Mollard seconded the Motion. Vote: All Aye.

The Fire Marshall job description was changed to Exempt.

Ms. Beckett-Hill made a Motion to pass Resolution No. 240110F2. Be it resolved to approve payment to Heritage Fire Equipment in an amount up to \$25,000 for fire equipment repairs out of fund 2111-220-58024 (Fire District-Repairs-Non-Routine).

**Heritage Fire Equipment
2162 Cloverleaf Street East
Columbus, OH 43232**

Ms. Mollard seconded the Motion. Vote: All Aye.

Ms. Mollard publicly recognized Terry Guthrie for his service and wished him well.

FISCAL OFFICE

The credit card statements were presented.

Ms. Mollard made a Motion to pass Resolution No. 240110B1. Be it Resolved, to increase appropriations in Fund 2904-220-55000 ARPA First Responders Retention Grant Fund by \$18,130.00. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.

OLD BUSINESS

Ms. Beckett-Hill asked for an update on the Township's utilities, power and gas. Mr. Collins entered into contracts and matched up the future renewal dates to expire in October of 2027

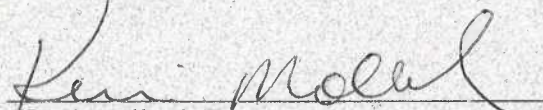
Mr. Ferguson asked about special meeting agendas and when they can be changed. Mr. Collins explained that once the Special Meeting notice has been sent out, 24 hours ahead of the meeting, the agenda cannot be changed. Prior to the notice being published, the agenda can change.

ADJOURNMENT

Ms. Mollard made a motion to adjourn the meeting at 8:45 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye

BOARD OF TRUSTEES:

David Ferguson, Trustee



Kerri Mollard, Trustee



Jill Beckett-Hill, Trustee



Bud Zappitelli, Fiscal Officer